

**TOWN MANAGER**  
Ken Deal

**TOWN CLERK**  
Pamela Mills

**TOWN ATTORNEY**  
Tom Brooke



**MAYOR**  
Charles Seaford

**TOWN COUNCIL**  
Don Bringle  
Arthur Heggins  
Brandon Linn  
Rodney Phillips  
Steve Stroud

## **TOWN OF CHINA GROVE**

### **A regular meeting of the China Grove Town Council**

**Tuesday, September 7, 2021**  
**6:00 p.m.**

**China Grove Town Hall**  
**China Grove, North Carolina**

#### **CALL TO ORDER**

Mayor Seaford called the regular meeting of September 7th, 2021 to order. He led us in the Pledge of Allegiance.

Mayor Seaford called roll. All council members were present with the exception of Mr. Linn. There was a quorum.

Mr. Stroud made a motion to adopt the agenda. Mr. Bringle seconded the motion, which carried unanimously.

Consent Agenda items:

- a) Approve Minutes from August 10<sup>th</sup>, 2021 regular meeting

Mr. Phillips made a motion to approve the consent agenda. Mr. Bringle seconded the motion, which carried unanimously.

#### **CITIZENS COMMENT**

None

#### **NEW BUSINESS**

- I) Community Building Park Master Plan Presentation

Jeff Ashbaugh, Alfred Benesch & Company

He thanked the Town for allowing them to work with the Park and Recreation Advisory Board, Staff and Community Members. He stated they started by visiting the park site and investigating the conditions of the park. He stated the facility is in good condition, the park and fitness equipment are well maintained. He stated they meet with the Park and Recreation Advisory Board and held two public workshops to get input for the Master Plan. He stated a Public Opinion Survey was placed on the town's website that over 87 citizens gave input. He stated adding more park equipment, shade, and lighting were some of the requests received. He presented the Master Plan to the Council. He stated the plan proposes more playground equipment on the southside of the park that would expand what already exist. He stated the plan proposes a shade structure for the existing playground equipment. He stated the plan proposes a decorative water feature in the center of the park. He stated the plan proposes improving the play field area renovating the existing turf and adding landscaping. He stated the plan proposes three picnic shelters throughout the park. He stated the cost of all improvements would be \$1.5 Million.

Mr. Phillips asked if any request were made for improvements to the community building itself. Mr. Ashbaugh stated the only request from staff was adding a dumpster and enclosure at the building, and adding landscaping to separate the park from the driveway behind the building.

Mr. Bringle stated the town will need to add staffing to maintain these improvements. He stated bathrooms would need to be cleaned more, trash cans emptied more and maintaining the landscaping.

Mr. Bringle made a motion to adopt the Community Building Park Master Plan with relocating the shelter near the water feature and preparing a grant application for May 2022. Mr. Stroud seconded the motion, which carried unanimously.

**II) Main Street Marketplace and Meeting Place Presentation**

Ann Corriher, Board Member for Main Street Marketplace and Meeting Place

She introduced Hope Oliphant, Executive Director. She stated they came to a meeting in 2014 to introduce the Bridges out of Poverty Initiative. She stated one of the programs is the Getting Ahead class which is a 15 week class that gets people around a table to learn from each other and help everyone better understand each other. Mrs. Oliphant stated we have had over 160 graduates, with 65% now living a stable life and no longer need our services. She stated through this program we have learned the true needs of our community. She stated there are 14 food pantries within a 15 mile radius that offer free food but none that offer affordable food or fresh produce. She stated the Marketplace is open to everyone. She stated the Meeting Place offers several class such as Yoga and Nutrition Classes.

**III) Rowan County Tax Parcels 124 0190000001, 124 0190000002, 124 102, 124 061, 124 046**

**a) Adopt Resolution Directing Town Clerk to Investigate Petition for Annexation**

Mr. Phillips made a motion to direct the Town Clerk to investigate the petition for annexation. Mr. Bringle seconded the motion, which carried unanimously.

**PUBLIC HEARING**

**I) Proposed Permanent Closing of an Unnamed Road**

Mr. Brooke stated the road is a plated street on a subdivision that was never developed. He stated SL China Grove LLC will develop that area in the future and they own both sides of the road except for a small area at the beginning. He stated Mr. Ruggles owns that portion.

Mayor Seaford opened the public hearing.

Mayor Seaford closed the public hearing.

Mr. Bringle made a motion to permanently close the Unnamed Road off of Lentz Road. Mr. Stroud seconded the motion, which carried unanimously.

**II) 2021-TA-02; Watershed Ordinance**

Mr. Gover stated the town has three watersheds in the jurisdiction. He stated Cold Water Creek is the only one of concern. He stated this area is a Water Supply Watershed 4 (WS-IV) and is the least restrictive. He stated the town operates under the 10-70 rule. He stated the town has 100 acres of allocation left. He stated adopting this amendment would allow a high density option for development within the water supply watershed areas.

Mayor Seaford opened the public hearing.

Mayor Seaford closed the public hearing.

Mr. Phillips made a motion that 2021-TA-02 is consistent with the Land Use Plan to facilitate Light Industrial development and approved the text amendment. Mr. Stroud seconded the motion, which carried unanimously.

**III) 2021-TA-03; Flood Damage Prevention Ordinance**

Mr. Gover stated the town relies on Rowan County to administer the Flood Damage Prevention Ordinance. He stated to implement the ordinance effectively our ordinance needs to be updated to align with the Counties.

Mayor Seaford opened the public hearing.  
Mayor Seaford closed the public hearing.

Mr. Phillips made a motion that 2021-TA-03 is reasonable and consistent because it matches the Rowan County Planning and Development Flood Damage Prevention Ordinance and approved the text amendment. Mr. Bringle seconded the motion, which carried unanimously.

#### **COUNCIL UPDATES**

Mayor Seaford asked the Council to provide a list of items they would like to spend the American Rescue Plan Act funds on.

#### **ADJOURNMENT**

Mr. Stroud made a motion to adjourn. Mr. Phillips seconded the motion, which carried unanimously.

**Respectfully Submitted,**

---

**Pamela L. Mills, CMC**  
**Town Clerk**

---

**Charles Seaford**  
**Mayor**